

016.0

0010

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

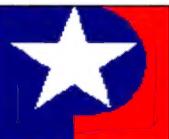
759,500 / 759,500

USE VALUE:

759,500 / 759,500

ASSESSED:

759,500 / 759,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
50		MOTT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VISWANATHAN SRINIVAS R &	
Owner 2: VISWANATHAN VASANTHI S	
Owner 3:	

Street 1: 50 MOTT ST  
Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: NOVER ROBERT/MICHELLE -	
Owner 2: -	

Street 1: 50 MOTT ST  
Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6507		Sq. Ft.	Site		0	80.	0.95	1									492,169						492,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6507.000	267,300		492,200	759,500		11971
							GIS Ref
							GIS Ref
							Insp Date
							07/25/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,300	0	6,507.	492,200	759,500		Year end	12/23/2021
2021	101	FV	258,400	0	6,507.	492,200	750,600		Year End Roll	12/10/2020
2020	101	FV	258,400	0	6,507.	492,200	750,600		Year End Roll	12/18/2019
2019	101	FV	220,300	0	6,507.	522,900	743,200	743,200	Year End Roll	1/3/2019
2018	101	FV	220,300	0	6,507.	381,400	601,700	601,700	Year End Roll	12/20/2017
2017	101	FV	220,300	0	6,507.	332,200	552,500	552,500	Year End Roll	1/3/2017
2016	101	FV	220,300	0	6,507.	283,000	503,300	503,300	Year End	1/4/2016
2015	101	FV	206,500	0	6,507.	276,800	483,300	483,300	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOVER ROBERT/MI	65436-140		5/28/2015		603,000	No	No		
MCGINN JENNIFER	32757-387		4/30/2001		348,000	No	No		
MALAY JAMES A	30597-553		8/27/1999		275,000	No	No		
FOSTER MAUREEN/	26178-420		3/29/1996		188,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2021	124	Redo Bas	33,500	O				
10/3/2017	1292	Redo Bat	12,500	C				
1/23/2004	40	Manual	1,000	C				CREATE FINISH STOR
9/8/2000	731	Addition	17,000	C				12X15 DORMER ADDIT
7/7/1994	334	Manual	1,500					NEW BULKHEAD

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	BS	Barbara S
4/28/2016	Sales Review	PT	Paul T
3/30/2016	SQ Returned	MM	Mary M
2/4/2009	Meas/Inspect	189	PATRIOT
9/3/2001	MLS	MM	Mary M
8/30/2001	Permit Visit	PM	Peter M
6/14/2000	MLS		
9/28/1999	Meas/Inspect	267	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape				Full Bath: 1	Rating: Good			OF=BMT SINK.													
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Frpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+ - Average (+)				CONDO INFORMATION																	
Year Blt: 1950	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdict:	Fact:	.		Floor:				REMODELING				RES BREAKDOWN									
Const Mod:				% Own:				Exterior:	No Unit	RMS	BRS	FL									
Lump Sum Adj:				Name:				Interior:	1	6	3	M									
INTERIOR INFORMATION				DEPRECIATION				Additions:	2000												
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Kitchen:													
Prim Int Wal: 1 - Drywall				Functional:				Baths:													
Sec Int Wall:		%		Economic:				Plumbing:													
Partition: T - Typical				Special:				Electric:													
Prim Floors: 3 - Hardwood				Override:				Heating:													
Sec Floors:		%		Total:	18.6 %			General:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Totals	1	6	3										
Subfloor:				Basic \$ / SQ: 110.00																	
Bsmnt Gar:				Size Adj.: 1.35000002																	
Electric: 2 - Good				Const Adj.: 0.99980003																	
Insulation: 2 - Typical				Adj \$ / SQ: 148.470																	
Int vs Ext: S				Other Features: 77500																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																	
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac:	NO		Adj Total: 328436																	
% Com Wal		% Sprinkled		Depreciation: 61089																	
				Deprecated Total: 267347																	
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
SPEC FEATURES/YARD ITEMS				Juris. Factor:				Before Depr:	163.32												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	1	8X6	A	AV	1990	0.00	T	23.2	101									
PARCEL ID				016-0-0010-0002.0																	
Total Yard Items:				Total Special Features:																	
More: N				Total:																	
<p>RESIDENTIAL GRID</p> <p>REMODELING</p> <p>RES BREAKDOWN</p> <p>SUB AREA</p> <p>SUB AREA DETAIL</p> <p>IMAGE</p> <p>AssessPro Patriot Properties, Inc</p>																					